

A U T O



T E M P

**The Islander
Project
Alameda, CA**

**FINAL
RESIDENTIAL ANTIDISPLACEMENT
AND
RELOCATION ASSISTANCE PLAN**

Prepared for

**Resources for Community Development
2730 Telegraph Avenue
Berkeley, CA 94705**

by

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INTRODUCTION

Resources for Community Development (RCD or Developer), is a private, non-profit housing development corporation with the mission of preserving and developing affordable housing in northern California, for people with the fewest options. Founded by Berkeley community members in 1984, RCD currently has a portfolio of over fifteen hundred (1,500+) affordable housing units and emergency shelter beds it has developed, or owns, in the cities of Alameda, Albany, Antioch, Bay Point, Berkeley, Concord, Emeryville, Hayward, Oakland and Pacheco. RCD's developments serve very low-, and lower-income households and special needs groups, including the homeless, people with disabilities, survivors of domestic violence, seniors and people living with HIV/AIDS.

RCD owns and operates the majority of its housing developments and contracts with local firms to provide day-to-day property management services. In its supportive housing developments, RCD works with one or more community-based service providers to provide residents the unique and specialized social services they require. RCD's housing development activities include assessing community housing needs, performing community outreach, locating appropriate sites for development, packaging project financing, and overseeing new construction and rehabilitation work. RCD also establishes ties with local government staff, elected officials and community groups to ensure that their properties contribute to the safety and stability of their neighborhoods.

The Housing Authority of the City of Alameda ("Housing Authority") is interested in acquiring and rehabilitating The Islander Motel in Alameda. The Housing Authority has selected RCD as its development partner.

The Project

The Islander, an existing 69 unit motel, is located at 2428 Central Avenue in Alameda. The motel generally has about a 30 percent vacancy rate.

The Developer proposes to acquire, rehabilitate and reconfigure the motel for use as affordable housing for very low- and low-income households. Seven units in an ancillary building, built without benefit of permits, will be demolished. The Project will result in 62 units, of which 61 will be studios and one two-bedroom unit for the

manager. New construction will include an office, community room and open green space. Of the 61 affordable rental units at completion, nine units will be affordable to households at 20% of median income or below; four units will be affordable to households at 30% of median income or below; 10 units will be affordable to households at 35% of median income or below; 11 units will be affordable to households at 40% of median income or below; and 27 units will be affordable to households at 50% of median income or below. Eight of the units will be restricted to special needs residents under the HOPWA program. The rehabilitation and scope of work is extensive and is included as **Attachment 1**.

The dwelling units which are the subject of this Relocation Program are located in the City of Alameda and Alameda County. The subject property is located on Central Avenue between Broadway and Park Street. The area is generally comprised of residential uses mixed with commercial uses and institutional uses including a High School, park and nearby library. For the regional and site-specific locations, the subject property is shown at 'Project Site Maps' (**Attachment 2**).

The project will comply with all General Plan guidelines and zoning requirements of the City and be compatible with adjacent land uses. There is no foreseen negative impact on the surrounding neighborhood.

Prospective funding sources are conventional financing; 9% low income housing tax credits (LIHTC); The City of Alameda Community Improvement Commission (CIC) Housing Set-Aside funds; AHP funding; and HOME and HOPWA funds.

As a result of the Project, based upon available information, of the 29 long term residents on site, up to 14 of the households will be permanently displaced. Residents being permanently displaced are either over-income for the future programs, failed to cooperate in the certification process, or exceed the occupancy standards. RCD anticipates that the 15 remaining households will be temporarily displaced, to allow rehabilitation to occur in an orderly and safe manner.

Autotemp, an experienced acquisition and relocation firm, has been selected to prepare this Relocation Plan ('Plan'), and will provide all subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements of the current Project occupants. The Developer will provide all

subsequently required relocation assistance to the households which will be permanently and temporarily displaced.

This Plan sets forth policies and procedures which would be necessary to conform to statutes and regulations established by the Federal, Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24); the California Relocation Assistance Law, California Government Code Section 7260 et seq (the “CRAL”), and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the “Guidelines”) for residential displacements and the funding agencies’ own rules and regulations, such as Section 104(d) of the Housing and Community Redevelopment Act of 1974.

It should be noted that, with certain narrow exceptions, Federal funds cannot be used for any “displaced person” who is an alien not lawfully present in the United States. No mandatory displacement activities will take place prior to the required reviews and approval of this Plan.

RESIDENTIAL ANTI-DISPLACEMENT PLAN

Background and Introduction

Part of the relocation planning process requires that grantees receiving federal financial assistance pursuant to the CDBG or HOME programs must assure that they have taken all reasonable steps to minimize the displacement of persons as a result of activities assisted with these funds.

The Islander Motel project is a prospective recipient of HOME funding through the City of Alameda. Consequently, the Islander Motel project is, prospectively, to be subject to HUD regulations governing relocation and minimization of displacement. These regulations are found at Section 104(d) of the Housing and Community Development Act of 1974, (the Act), as amended [42 United States Code, Section 5304(d)] and implementing regulations at Title 24 Code of Federal Regulations, Part 42.

As noted in the **INTRODUCTION**, the proposed project consists of acquiring and rehabilitating the Islander Motel for use as 61 units of housing affordable to low- and

very low- income households. The reconfiguration will result in the demolition of seven non-permitted units, three of which are occupied by long term residents. Up to 14 households will be permanently displaced for the project to proceed. The eligible low-income tenant households are entitled to full relocation benefits pursuant to the provisions of 104(d) of the Housing and Community Development Act of 1974 (the Act).

The HUD annual income limitations, as adopted by the State of California, Department of Housing & Community Development, for Alameda County can be found in **ATTACHMENT 2: H.U.D. ANNUAL INCOME CATEGORY LIMITS**.

One-for-One Replacement Units

Normally, the Developer would replace all occupied and all “vacant occupiable dwelling unit(s)” of *Lower Income* housing either demolished, or converted to a use *other than* lower-income housing, in connection with funds provided under the HOME program guidelines. However, it is recognized and acknowledged by the City, and confirmed by available information, that the reconfiguration of the units better suits the needs of the households of this community, along with minimizing displacement. Based upon resident household incomes vis-à-vis the bedroom counts of the three units, built without benefit of permits, currently occupied on a long-term basis, and slated to be demolished, for the purposes of Section 104(d), the units to be replaced are as follows:

Three Units –Three Bedrooms

With 29 units currently occupied on a long term basis, being the primary place of abode of the residents, the demolition and subsequent reconfiguration of the remaining units will yield a net increase of 32 affordable residential units, thus fulfilling the replacement needs pursuant to 104(d).

The CIC has, by its approval on March 2, 2011 of the Owner Participation Agreement for 2428 Central Avenue, providing for development of 61 units of affordable housing on the property in the manner and within the time specified in the Agreement, met any obligations it may have under Health and Safety Code Section 33413.5.

The Developer, through its relocation consultant, is responsible for the provision of relocation assistance, and the processing of relocation payments to any, and all, households legally entitled to same which are displaced by the demolition of any housing, or the conversion of lower- income housing to another use.

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1992, as well as the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, the Developer will provide relocation assistance to eligible displaced occupants as described in this Plan.

RELOCATION PLAN

This Relocation Plan has been prepared in accordance with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (the 'Uniform Act'); the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL"), and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements. In addition, since the project will, prospectively, utilize HOME administered by the HUD, permanent relocation benefits may exceed the amount calculated under the Uniform Act for low-income households at, or below, 80% of the Area's Median Income by household size.

No displacement activities will take place prior to the required review and approval of this Plan. In order to attain its overall development goals for the Project, it is the Developer's intention to provide a fair and equitable relocation program for all eligible Project displacees.

A. General Demographic and Housing Characteristics

To obtain information necessary for the implementation of the Plan, interviews were conducted with the current tenants on the Project site. Inquiries made of the occupants included household size and composition, ages of occupants, rental and income information, length and type of occupancy, ethnicity, primary language in the home, disabilities and health problems, and preferences related to replacement housing and location.

All information is of a statistical nature and is purely anecdotal in nature and not validated by documentary evidence such as will otherwise be required to comply with relocation qualifying criteria.

The standard housing density utilized provides for two (2) persons per bedroom and one person in a common living area for tenant occupied units. This standard can be adjusted to include two persons in the common living area. If a family's size is above or below these standards, then those families would be referred to appropriately sized housing.

The following table represents the replacement housing needs to properly house the potential permanently displaced households.

Residential Relocation Resources (For Rent) - Units Required vs. Current Units		
Units by Bedroom Count	Current Units	Required Units
SRO Unit	14	12
One-bedroom Apartment	0	2
All Units	14	14

Relocation activities will consider individual household needs to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping.

Of the households being permanently displaced, no physical infirmities were reported such that an ADA-accessible replacement unit will be required. Two of the households are classified as “Elderly”, with the head of household 62 years or older. Some of the households reported reliance upon public transportation. Several expressed preferences for replacement housing in the immediate and surrounding communities.

To qualify to remain on site after the rehabilitation, household income must fall below 50% of the Area Mean Income for Alameda County. Of the fourteen households being permanently displaced, four of the households report incomes exceeding 80% of the area's AMI; one exceeds 60% of the area's AMI; one exceeds 50% of the

area's AMI; and two fall below 50% of the area's AMI. Six of the households did not participate in the certification process, thus did not provide their income information.

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits. English is spoken and understood in all of the households.

Current rents range from \$265 to \$340 per week for a motel unit.

B. RELOCATION HOUSING RESOURCES AND NEEDS

At this time, based upon available information, there may be as many as 14 residential households that may be permanently displaced from the Islander. Those households being permanently displaced were interviewed and queried regarding household size and composition, income and rental information, disabilities/health problems, and preferences related to replacement housing and location.

The interview process was used to determine housing preferences or reported need to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping. In addition, health needs, which will require special consideration for accessibility, and perhaps proximity to medical facilities were evaluated. The interviews were performed by relocation staff and confidentiality will be maintained.

The rehabilitation is scheduled to be completed in a single phase. Households being temporarily displaced will be moved off-site for approximately the 11 month construction period and then returned to the newly rehabilitated Islander. No household will be moved off-site for a period greater than one year.

C. REPLACEMENT HOUSING RESOURCES

A resource survey will be conducted prior to any mandatory displacement to identify available comparable, decent, safe and sanitary units, which are adequate in size, and contain the required number of bedrooms for each household, in the Alameda area. Referrals will be made to "open-market" housing. For the purposes of this Plan, a survey of the nearby area found availability of sufficient housing to

accommodate prospectively displaced households, both permanent and temporary, with prices ranging from \$925 to \$1250/month for studios and one-bedroom units.

D. CONCURRENT RESIDENTIAL DISPLACEMENT

Based on the needs of the Project, there is no concurrent displacement, either by RCD or others, which may impact upon the ability to relocate the Project occupants, based upon the findings of the housing resource study.

E. TEMPORARY HOUSING

There is no anticipated need for temporary housing for those households being permanently displaced. Should such a need arise, RCD will respond appropriately, and in conformance with all applicable laws and requirements.

F. PROGRAM ASSURANCES AND STANDARDS

There shall be adequate funds budgeted to relocate all households; permanent or, temporary. All displacement and re-housing services will be provided to ensure that displacement does not result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any otherwise arbitrary, or unlawful discrimination.

No household will be permanently displaced without a minimum of a Ninety (90)-day notice and unless “comparable” replacement housing can be located. “Comparable” housing includes standards such as: decent, safe, and sanitary (as defined in the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit to be vacated, but *not* lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; and, not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services.

All households received a Notice of Non-Displacement/General Information Notice (see Attachment 4), or will have signed a post-offer acknowledgment (Attachment 6)

and will receive a minimum of a 90-day notice prior to their need to move, followed by a 30-day notice and a seven-day notice, for those households being temporarily displaced. Upon completion of the rehabilitated housing, no household will be economically displaced, with housing costs limited to the lesser of their current rent or 30% of the household's income.

G. RELOCATION ASSISTANCE PROGRAM

Autotemp staff is available to assist the permanently displaced tenants with questions regarding relocation and/or assistance in relocating. Relocation staff can be contacted **Toll-free** at **888.202.9195** from 8:30 a.m. to 6:00 p.m., Monday through Friday and are also available on-site by appointment. The Relocation Office is located at **373 4th Street, Suite 2A, Oakland, CA 94607**.

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households being displaced. Close contact will be maintained with each household. Specific activities will:

1. Fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits along with the distribution of an informational statement. **Attachment 5** contains a sample of the informational notice that will be given to the permanently displaced households;
2. Determine the needs of each residential displacee eligible for assistance;
3. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances;
4. Assist each eligible person to complete applications for benefits,
5. Make relocation benefit payments in accordance with the Guidelines, where applicable;
6. Inform all persons subject to displacement of RCD's policies with regard to eviction and property management; and

7. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of RCD's' decisions with respect to relocation assistance.

Because of the nature of a permanent displacement, the following services will be provided to these households, in addition to those outlined above:

1. Timely referrals to at least three comparable replacement units as defined above and, if necessary, transportation will be provided to inspect potential replacement units.
2. Provision of current and continuously-updated information concerning replacement housing opportunities.

H. CITIZEN PARTICIPATION

RCD has ensured the following in accordance with the URA, the CRAL, the Guidelines, and all other applicable rules and regulations:

1. Full and timely access to documents relevant to the relocation program;
2. Provision of technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
3. A general notice of the Plan was provided on or about August 17, 2011, to all displacees impacted by proposed project. This Plan was made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project at the same time;
4. The Plan will be reviewed by the CIC and City Council to ensure that it is feasible; and complies with locally adopted rules and regulations governing relocation.

I. RELOCATION BENEFIT CATEGORIES

Benefits will be provided in accordance with URA, the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. RCD will provide appropriate benefits for any eligible household as required by the above laws and requirements.

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displaced households. In the course of personal interviews and follow-up visits, each displaced household will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Any new guest, prior to registering for a room, signed an acknowledgment of their ineligibility for relocation benefits. A sample of the acknowledgement is included as Attachment 6.

Residential Moving Expense Payments

Any, and all, temporarily and permanently displaced households will be eligible to receive a payment for moving expenses. The payment will be made based upon *either* a fixed, room-count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

Moving expenses will be based on one of the following options:

Fixed Payment – A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration (FHA) schedule maintained by the California Department of Transportation, as indicated in **Attachment 5**.

- Or -

Actual Reasonable Moving Expense Payments – The displaced tenants may elect to have a licensed, professional mover perform the move; if so, RCD will pay for the actual cost of the move as follows. The payment will be made directly to the mover or as reimbursement to the

displaced tenant, and may include:

- (a) Transportation of the displaced person and personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless RCD determine that relocation beyond 50 miles is justified.
- (b) Packing, crating, unpacking, and uncrating of the personal property.
- (c) Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property.
- (d) Storage of the personal property for a period not to exceed 12 months, unless RCD determines that a longer period is necessary.
- (e) Insurance for the replacement value of the property in connection with the move and necessary storage.
- (f) The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.
- (g) Other moving-related expenses that are *not* listed as ineligible under § 24.301(h), as RCD determines to be reasonable and necessary.

Rental Assistance For Tenant Occupants

Up to 14 residential tenant households will be permanently displaced by the Project. Eligible tenant occupants will be eligible for Rental Assistance and Moving Expense Payments.

Rental Assistance Payments for tenants whose income level exceeds eighty percent (80%+) of the annual median income by household size, for Alameda County, as established by HUD, will be based upon the monthly housing need over a forty-two (42)-month period. Rental Assistance payments for tenants, whose income level is at, or below eighty percent (80%-) of the annual median income by household size, for the County, as established by HUD, will be based upon the monthly housing need over a sixty (60)-month period. However, if the household opts to apply the amount to which they are entitled towards the purchase of a replacement unit, the payment is limited to the calculated amount of their rental assistance payment over a forty-two (42)-month period. Under 104(d), the Developer will also pay the cost of any security deposit required to rent a replacement dwelling unit and for required credit checks to a qualified household, in addition to the residential moving expenses outlined above.

Where a unit occupied by a displacee household, at a rent that does not exceed the Section 8 Fair Market Rent (FMR) for a similarly-sized unit is demolished, or converted with funds provided through certain federal programs (including the HOME program), Federal law extends to sixty (60) months the affordability period for calculating the replacement housing payment payable to a residential tenant whose income is at, or below eighty percent (-80%) of HUD's area Median Income, by household size, also defined as "low income tenant."

Pursuant to Section 104(d), the displaced person may choose to receive assistance pursuant to *either* 104(d) or, the Uniform Relocation Act regulations [24 CFR Part 42]. The Developer may offer – if available – the Rental Assistance Payment (RAP) pursuant to Section 104(d) by a Section 8 Voucher for qualified households.

Displaced households which *qualify* for Section 8 Vouchers, if available, will have the benefit of this assistance, for as long as they qualify, which may be beyond the sixty (60)-month period as described above. Determination of eligibility under the Section 8 Program is made by the City of Alameda Housing Authority.

Displaced households will be presented with all of the options available to them at the time of displacement. Post-offer tenants ineligible for financial benefits will be given referrals to both income restricted apartments and open market housing.

Last Resort Housing Payments - Tenants

There is adequate “comparable replacement housing” available to meet the needs of Project occupants. However, a combination of factors, including the income levels of the tenants, Project site rents, and the cost of replacement dwellings at the time of displacement may create the need for Rental Assistance Payments and/or “Last Resort Housing” assistance.

A displaced person is entitled to Last Resort Housing assistance when, in a single residential case, the computed total of rental assistance eligibility exceeds \$5,250. This type of situation is likely to develop among low-income and/or large families, or in environments where project area rents are particularly low vis-à-vis the comparable, replacement housing.

Down-payment Assistance Payment to Tenants who Purchase

Residential tenants who are otherwise eligible to receive the Rental Assistance Payment described above may choose to receive a lump sum payment equal to forty-two (42) months of rental subsidy (including Last Resort Housing benefits) to purchase a new home.

Temporary Relocation

Those households which need to be moved temporarily *off-site* for rehabilitation activities will be offered residential moving payments as outlined above. During their temporary move, housing costs, for eligible households, will be limited to their current rent plus utilities.

RCD will pay any *increased* costs for housing, for eligible households, directly to the pre-arranged, temporary landlord. If a household does not return to the Islander upon notification of an available unit, any rental or relocation assistance will be terminated.

Eligible households, subject to RCD’s approval, wishing to move temporarily from the project for the duration of their displacement, to housing *not* identified by RCD (such as with family and/or friends) will be reimbursed, pursuant to a pre-determined schedule, for rental assistance to accommodate their household’s reasonable

preferences. Due to the temporary nature of such a move, accommodations will also be made for storage of personal property, *if necessary*.

J. PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with RCD within eighteen (18) months from:

- The date the claimant moves from the acquired property; **or**,
- The date on which final payment for the acquisition of real property is made, whichever is later.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of Relocation Law and guidelines, as may be applicable.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to RCD.
4. RCD will review, and approve claims for payment, or request additional information.
5. RCD will issue benefit checks which will be delivered to the household, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated, and actual residency at the replacement unit is verified.

7. Receipts of payment will be obtained and maintained in the relocation case file.

No household will be displaced until “comparable” housing is located as defined above. Relocation staff will inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in Section 24.2 (a) (8) of the Uniform Act.

No household will be entitled to a rental assistance or replacement housing payment if it chooses to move to a replacement unit which does not meet the standards of decent, safe, and sanitary housing.

K. RELOCATION TAX CONSEQUENCES

In *general*, relocation payments are *not* considered income for the purpose of the Internal Revenue Code of 1986, or the Personal Income Tax Law, Part 10, of the Revenue and Taxation Code. The above statement on tax consequences *is not* intended to be provision of tax advice by RCD, its Agents, Consultants or, Assigns. Displacees are encouraged to consult with their own, independent tax advisors concerning the tax consequences of relocation payments.

L. APPEALS POLICY

The appeals policy will follow the standards described in Section 6150 et seq. of the Guidelines. Briefly stated, the displaced tenants will have the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral.

M. EVICTION POLICY

Eviction by RCD is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, a displaced person’s eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction may be undertaken only for one or more of the following reasons:

1. Failure to pay rent, except in those cases where the failure to pay is due to the Lessor's failure to keep the premises in habitable condition; is the result of harassment or retaliatory action; or, is the result of discontinuation or substantial interruption of services;
2. Performance of a dangerous, and/or illegal act in the unit by tenant, tenant's guest(s) and/or invitee(s) or any combination thereof;
3. A material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
5. Refusal to accept one of a reasonable number of offers of replacement dwellings;
6. A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

N. PROJECTED DATES OF DISPLACEMENT

Displaced households will receive a minimum of a Ninety (90)-day Notice-to-Vacate. Rehabilitation is anticipated to begin in January of 2012. This notice is expected to be issued on or about October 01, 2011, for those households being permanently or temporarily displaced.

Prior to moving, all temporarily displaced households will enter into a Memorandum of Understanding with RCD, discussing each party's responsibilities during the move.

O. ESTIMATED RELOCATION COSTS

Resources for Community Development pledges to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the project. Any and all required financial assistance will be provided. The anticipated budget for relocation benefits including implementation services and oversight is as follows:

Permanent Relocation -14 Households

Rental Assistance	\$220,000.00
Moving Assistance	\$ 5,600.00
Security Deposit/Credit check fees	\$ 30,800.00

Temporary Relocation-15 Households

Temporary Housing	\$432,000.00
Less Rents Paid	<\$252,000.00>
Moving Assistance -two moves	\$ 24,000.00
Reasonable Accommodations	\$ 5,000.00


Relocation Services	\$106,500.00
Contingency	\$169,100.00
Total	\$742,000.00


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TABLE OF ATTACHMENTS

Attachment 1:	Scope of Work
Attachment 2:	Project Site Maps
Attachment 3:	H.U.D. Annual Income Category Limits
Attachment 4:	Notice of Non-Displacement/General Information Notice
Attachment 5:	Sample Informational Statement – Residential Occupants
Attachment 6:	Post-offer Acknowledgment

**ATTACHMENT 1
SCOPE OF WORK**

 BRANAGH INC GENERAL CONTRACTORS Alameda Islander Motel RFP Scope of Work December 14, 2010	Remove and Replace Skin	New Circulation	New Systems	Upgrade Unit Finishes	New Community Area	Site Work
Remove all stucco	x					
Remove and replace windows	x					
Remove all plant-ons	x					
Remove and replace roof	x					
Inspect for dry rot, provide a dry-rot contingency	x					
Add seismic strengthening to entire building	x					
Add insulation to exterior walls	x					
Provide allowance for abatement work	x					
Blow insulation in from above at ceiling	x					
Install sheathing	x					
Install exterior densglass	x					
Install new flashing	x					
Install hardi siding and trim	x					
Install sunshade devises	x					
Add articulation / features to exterior	x					
Paint all exterior	x					
Replace all guardrails		x				
Replace all stair systems		x				
Demo dog-house and reconfigure		x				
Add new exterior screening at tower		x				
Assume complete replacement of wood frame decks at both sides of the building		x				
Demo existing elevator tower		x				
Install new, larger elevator tower		x				
Install new elevator		x				
Demo and rebuild back stair tower		x				
Re-locate electrical panels into units			x			
Install fire sprinkler system through out building			x			
Provide separate electric meters for each unit			x			
Replace boilers			x			
Add solar hot water heaters			x			
Replace heating at units			x			
Add ventilation to hallway			x			
Replace all plumbing fixtures				x		
Replace all electrical fixtures				x		
Replace all plugs and switches				x		
Provide allowance for abatement work				x		
Ensure use of aluminum to copper pigtail				x		
Replace all flooring				x		
Replace blinds				x		
Paint interior				x		
Replace all doors				x		
Replace all hardware				x		
Replace all cabinets				x		
Replace tops				x		
Replace appliances				x		
Fire alarm system including strobes				x		

 BRANNAGH INC GENERAL CONTRACTORS Alameda Islander Motel RFP Scope of Work December 14, 2010	Remove and Replace Skin	New Circulation	New Systems	Upgrade Unit Finishes	New Community Area	Site Work
Convert the (3) laundry/storage rooms at the end of the corridors to residential units				x		
Convert (23) units to have accessible bathrooms, entrances and kitchens, include visual and hearing impaired notification				x		
Confirm sound/STC and and IIC ratings in between floors and party walls				x		
Cable and data for each unit				x		
New signage throughout building				x		
Demo entire existing 7 unit building					x	
Construct separate office building and a separate Community/Laundry building					x	
New HVAC system					x	
New fire sprinkler system					x	
New lighting					x	
New common bathrooms					x	
New common laundry					x	
New office					x	
Demo all ac paving at exterior parking						x
Re-establish handicap parking						x
Install new hardscape and softscape to "new park" area						x
Add garage gate						x
Add new/repair perimeter fencing						x
Add key FOB or card key systems, and cameras						x
Add two surface accessible parking spots						x
Provide a drive aisle to mid point of building for fire access						x
Add exterior lighting						x

ATTACHMENT 2: PROJECT SITE MAPS

Figure 1. Regional Site Location

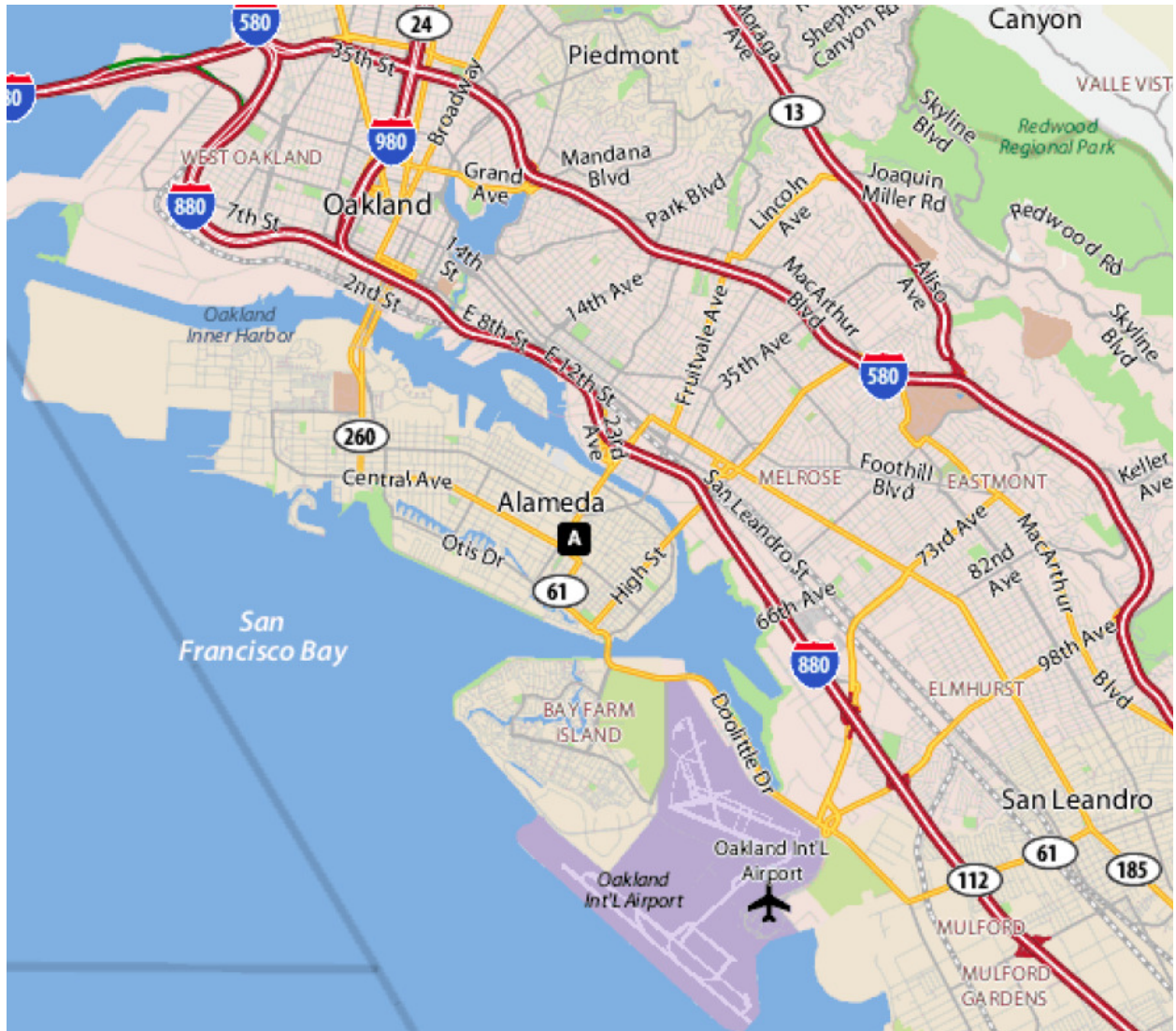
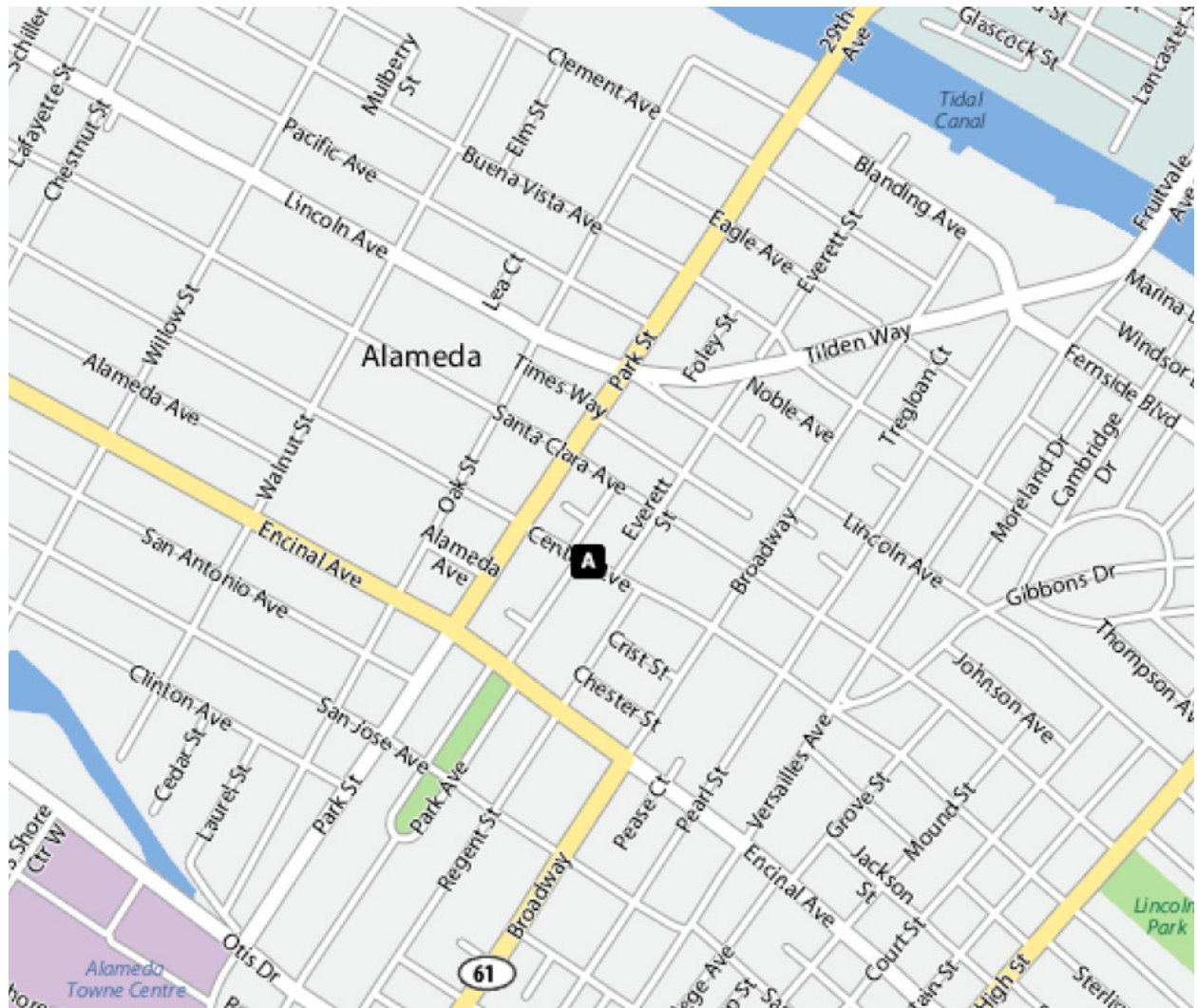


Figure 2. Site-specific Location



**ATTACHMENT 3:
H.U.D. ANNUAL INCOME CATEGORY LIMITS
ALAMEDA COUNTY**

The following figures are approved by the United States Department of Housing and Urban Development (H.U.D.) for use in the County of Alameda, California, to define and determine housing eligibility by income level.

ALAMEDA COUNTY, CALIFORNIA – MEDIAN FOUR-PERSON HOUSEHOLD INCOME: \$90,300.					
Household Size	Extremely Low Income	Very Low Income	Lower Income	Median Income	Moderate Income
1 Person	\$19,000.	\$31,650.	\$45,100.	\$63,200.	\$75,850.
2 Person	\$21,700.	\$36,150.	\$51,550.	\$72,250.	\$86,700.
3 Person	\$24,400.	\$40,650.	\$58,000.	\$81,250.	\$97,500.
4 Person	\$27,100.	\$45,150.	\$64,400.	\$90,300.	\$108,350.
5 Person	\$29,300.	\$48,800.	\$69,600.	\$97,500.	\$117,000.
6 Person	\$31,450.	\$52,400.	\$74,750.	\$104,750.	\$125,700.
7 Person	\$33,650.	\$56,000.	\$79,900.	\$111,950.	\$134,350.
8 Person	\$35,800.	\$59,600.	\$85,050.	\$119,200.	\$143,000.

Effective June 2010

ATTACHMENT 4
Notice of Non-Displacement/General Information Notice

General Information Notice

March 03, 2011

<<HEAD-OF-HOUSEHOLD>> Household and All Other Occupants
2428 Central Avenue Unit<<insert unit>>
Alameda, CA 94501

Dear Occupants:

The Housing Authority of the City of Alameda (the “Displacing Agency”) is interested in acquiring and rehabilitating the property you currently occupy at 2428 Central Avenue in Alameda for a proposed project which may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the Federal HOME program along with Housing Set-Aside funds through the Community Improvement Commission of the City of Alameda (CIC).

This notice is to inform you of your rights under Federal and/or State law. **This is not a notice to vacate the premises. This is not a notice of relocation eligibility.** If the Displacing Agency acquires the property and you are displaced for the project, you will be protected under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and/or section 7260 et. sec of the California Government Code.

You should continue to pay your rent to your landlord/motel because failure to pay rent and meet your obligations as a tenant may be cause for eviction. We urge you not to move at this time. If you choose to move on your own, you will not be provided relocation assistance. Please contact us before you make any moving plans.

The project is just entering its initial phase. There are numerous steps that must be completed, which include planning, finance applications and governmental approvals. This initial phase will take up to one year.

The Displacing Agency has selected Resources for Community Development (“RCD”) as its development partner. RCD has scheduled a resident meeting for March 9th at 6:00pm at the library; located at 2200 Central Avenue. We hope that you can attend.

RCD has retained the professional firm of **Autotemp** to assist in the acquisition, planning, rehabilitation and relocation process.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. If the Displacing Agency decides not to purchase the property or there is a change in plans, you will be notified in writing. If the project is approved, we will make every effort to accommodate your needs. If you have any questions about this or any other issues, please contact David Richman of Autotemp at 510.238.9386 extension 1.

Sincerely,



David Richman

Received by

X _____
Recipient's Signature

Date

Delivered on/by: _____ / _____

Posted on/by: _____ / _____

Mailed/receipt received on: _____ / _____

ATTACHMENT 5:

Informational Statement for Families and Individuals

(Federal – Section 104(d))

Resources for Community Development Representative:

Autotemp
373 4th Street Suite 2a
Oakland, CA 94607
Phone: 888.202.9195

Spanish speaking representatives are available. Si necesita esta información en español, por favor llame a su representante.

1. GENERAL INFORMATION

The dwelling in which you now live is in a project area to be improved by Resources for Community Development, using federal funds. If and when the project proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. You will be notified in a timely manner as to the date by which you must move. Please read this information, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive under the federal law. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits or it may take longer to pay you. We suggest you save this informational statement for reference.

Resources for Community Development has retained the professional firm of **Autotemp** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Autotemp, so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to Resources for Community Development's relocation assistance program.

Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once Resources for Community Development acquires the property, you will also be required to pay rent to Resources for Community Development.

This brochure describes the relocation payments and other relocation assistance provided under **section 104(d) of the Housing and Community Development Act of 1974** (section 104(d)) to eligible persons displaced from their homes. Persons eligible for assistance have the option of declining the section 104(d) assistance and receiving assistance under the **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)**, if they decide that it is in their best interest.

To be eligible for relocation assistance under section 104(d), you must be a **lower-income person** (family or individual) and must move as a direct result of the "**conversion**" or **demolition** of your dwelling unit for a project in which Federal Community Development Block Grant (CDBG), Section 108 Loan Guarantee, or HOME Investment Partnerships funds are used.

"Lower-income" means that your income does not exceed 80% of the median income for the area as established by the U.S. Department of Housing and Urban Development (HUD).

Generally, "conversion" means that before the project, your unit had a "market rent" at or below the HUD Fair Market Rent (FMR) standard, and, after the project, the market rent exceeds the FMR, or the unit was converted to a nonresidential use. HUD determines the FMRs for use in its programs. The levels vary by metropolitan area and by the size of the unit.

Resources for Community Development will determine whether you qualify as a lower-income person and if your home will be demolished or "converted." If you do not qualify for section 104(d) assistance, you may be eligible for relocation assistance under the URA.

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

Resources for Community Development, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself. When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by Resources for Community Development, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both (in some cases); **and**
- Other Moving Expenses depending on program requirements

For example, you may choose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by Resources for Community Development, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation representative will inform you of the amount you are eligible to receive, if you choose this type of payment. If you select a fixed payment, you will be responsible for arranging for your own move, and Resources for Community Development will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-up and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2008)	
Occupant Owns Furniture:	
1 room	\$625
2 rooms	\$800
3 rooms	\$1,000
4 rooms	\$1,175
5 rooms	\$1,425
6 rooms	\$1,650
7 rooms	\$1,900
8 rooms	\$2,150
Each additional room	\$225
Occupant does NOT Own Furniture:	
1 room	\$400
Each additional room	\$65

B. Actual Moving Expense (Commercial Move)

If you wish to engage the services of a licensed commercial mover and have Resources for Community Development pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a “mover” scope of services for Displacing Agency approval.

C. Other Moving Expenses

Under the Section 104(d) program, payment of a security deposit required to rent a replacement dwelling and any credit check required to rent or purchase a replacement unit are eligible expenses. Also, interim living costs, when required as a result of the planned relocation program are eligible.

4. REPLACEMENT HOUSING PAYMENT

You may be eligible for a payment to assist in renting or purchasing a comparable replacement dwelling. If so, you may choose assistance under section 104(d) or under the URA. For most lower-income tenants, the amount of assistance provided under section 104(d) is greater.

A. Section 104(d) Rental Assistance

If you are eligible, you will receive assistance based on estimated needs for a period of 60 months. The Agency may offer you that assistance in cash or under the Housing Choice Voucher (HCV) Program. The Agency will tell you which option it is providing to you.

- **Cash Rental Assistance.** A household’s “need” for rental assistance is computed by subtracting the highest of the following calculations from the rent and estimated average

monthly utility costs for your new home (or a comparable replacement home, if that cost is lower):

1. 30 percent of the household's monthly adjusted income,
2. 10 percent of the household's monthly gross income, or
3. The welfare rent allowance (where designated).

That monthly need, if any, is multiplied by 60, to determine the total amount that you will receive. This amount will be paid directly to you in monthly installments or other periodic payments.

Example: Let's say that your family's adjusted monthly income is \$600, and the monthly rent and estimated average utility costs for the comparable replacement home to which you move are \$350. In this case, your monthly need would be \$170 [\$350 - \$180 (30 percent of \$600)]. Multiplying this amount by 60 results in \$10,200 of rental assistance.

- **Housing Choice Voucher (HCV) (section 104(d)).** You may be offered a HCV. If so, you will also be referred to comparable replacement homes where the owner will accept the voucher. If the rent and estimated average monthly utility costs for both the comparable replacement home and the unit to which you relocate exceed the voucher "payment standard," you will qualify for cash assistance to cover the gap for 60 months.

Advantages of HCV Assistance. The HCV assistance may continue for as long as you have a need. Unlike cash assistance, HCV assistance is recomputed each year to reflect changes in your income, rent or the cost of utilities. While cash assistance will terminate at the end of 60 months, HCV assistance may continue to be available after the 60-month period ends if you still qualify as a lower-income person.

B. URA Rental Assistance

URA rental assistance is computed by subtracting the "base monthly rent" for your present home from the rent and average monthly cost of utilities for your new home (or a comparable replacement home, if that cost is lower). That monthly need, if any, is multiplied by 42, to determine the total amount that you will receive. This amount will be paid directly to you in monthly installments or other periodic payments. Generally, the base monthly rent for your present home is the lesser of: (1) the monthly rent and average monthly cost for utilities, or (2) thirty (30) percent of your gross monthly household income (if you are low-income based on HUD income limits).

Examples: Let's say that the monthly rent and average cost for utilities for your present home are \$250; the monthly rent and estimated average utility costs for a comparable replacement home are \$350; and your monthly gross income is \$700. In this case, your "base monthly rent" would be \$210 because you are low-income and that amount (30 percent of your income) is less than the monthly cost of rent and utilities at your present home (\$250).

- If you rent a replacement home for \$360 per month, including estimated average monthly utility charges, you will receive \$5,880. That amount is 42 times \$140 (the difference

between the "base monthly rent" for your present home (\$210) and the cost for a comparable replacement home (\$350)).

- If you rent a replacement home for \$310, including estimated average monthly utility charges, you will receive \$4,200. That amount is 42 times \$100 (the difference between the "base monthly rent" for your present home (\$210) and the actual cost of your new home (\$310)).

C. Purchase Assistance

If you buy, rather than rent, a replacement home, you may be eligible for assistance to make a down payment. The amount depends on the type of housing that you buy. Section 104(d) purchase assistance is limited to mutual housing and cooperative housing. If you wish to purchase a house that is not mutual or cooperative housing, your purchase assistance would be provided under the URA.

Section 104(d) Purchase Assistance.

If you buy a replacement home which is mutual or cooperative housing, you may be eligible for assistance based on the present value of the monthly payments you would receive if you rented a comparable replacement home for 60 months. Remember, the monthly payment is generally determined by subtracting 30 percent of your adjusted income from the monthly rent and estimated average monthly utility costs for a comparable replacement home.

Example: Assuming the information in the prior section 104(d) example and a 4 percent return on passbook savings, the purchase assistance would be \$9,231. Remember, your net monthly contribution is \$180, and the monthly rent and estimated average monthly cost of utilities for a comparable replacement home total \$350. The monthly difference is \$170. The present value of 60 monthly payments of \$170, discounted at 4 percent, is \$9,231. The full amount of the payment must be applied to the purchase of the mutual or cooperative housing that you buy.

URA Purchase Assistance for Renters.

URA assistance to make a down payment is equal to the amount you would receive if you had rented a comparable replacement home (42 times the amount obtained by subtracting the "base monthly rent" for your present home from the monthly rent and estimated average monthly cost of utilities for a comparable replacement home). Remember, URA assistance is not limited to mutual housing or cooperatives.

Example: Assuming the information in the prior URA examples, the assistance for a down payment would be \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the monthly rent and estimated average monthly utility costs for a comparable replacement home (\$350)). The full amount of the payment must be applied to the purchase of your new home.

5. CURRENT HOUSING CHOICE VOUCHER TENANTS

If you are currently using a Housing Choice Voucher (HCV), when you do move, you may be eligible to transfer your HCV eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation representative will provide counseling and other advisory services along with moving benefits. If the rent and estimated average monthly utility costs for both the comparable replacement home and the unit to which you relocate exceed the voucher “payment standard,” you will qualify for cash assistance to cover the gap based on the assistance option chosen (URA or Section 104(d)).

6. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
 - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court; **or**
 - b. The date Resources for Community Development fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with Resources for Community Development **within eighteen (18) months** from the date on which you receive final payment for your property, or the date, on which you move, whichever is later.

7. RENTAL AGREEMENT

As a result of Resources for Community Development's action to purchase the property where you live, you may become a tenant of Resources for Community Development. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

8. EVICTIONS

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless Resources for Community Development determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
- The eviction was not undertaken for the purpose of evading relocation assistance regulations.

Except for the causes of eviction set forth above, no person lawfully occupying property to be purchased by Resources for Community Development will be required to move without having been provided with at least 90 days written notice from Resources for Community Development.

9. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have the claim reviewed or reconsidered in accordance with Resources for Community Development's appeals procedure. Complete details on appeal procedures are available upon request from Resources for Community Development.

10. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

11. LAWFUL PRESENCE REQUIREMENT

In order to be eligible to receive relocation benefits in federally-funded relocation projects under URA, all members of the household to be displaced must provide information regarding their lawful presence in the United States. Any member of the household who is not lawfully present in the United States or declines to provide this information may be denied relocation benefits, unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child, any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by Resources for Community Development to negatively affect the alien's spouse, parent or child. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US. (Section 104(d) is not subject to this requirement.)

12. NON-DISCRIMINATION AND FAIR HOUSING

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under Resources for Community Development's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination

and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact Resources for Community Development.

13. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative at Autotemp.

ATTACHMENT 6
POST-OFFER TENANT ACKNOWLEDGEMENT

The Alameda Islander, located at 2428 Central Avenue in Alameda is currently in the planning stages to undergo substantial rehabilitation. Because government funds are being used in this project, the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) of 1970, as amended (URA) along with the California Code of Regulations, Title 25, Division 1 Chapter 6 apply for qualified tenants in residence. However, as a new tenant, you will not be eligible for relocation benefits under the URA or Title 25.

This notice is to inform you of the following information **before you enter into any lease or rental agreement and occupy a unit at the above address:**

- You may be displaced by the project.
- You may be required to relocate temporarily.
- You may be subject to a rent increase.
- You will not be entitled to any relocation benefits provided under the URA or Title 25. If you have to move or your rent is increased as a result of the above project, you will not be reimbursed for any such rent increase or for any costs or expenses incurred by you in connection with a move as a result of the project.

Please read this notification carefully prior to signing a rental agreement and moving into the project. If you should have any questions about this notice, please contact David Richman of Autotemp., at 510.238.9386. Once you have read and have understood this notice, please sign the statement below if you still desire to rent the unit.

I have read the above prior to entering into an agreement and occupying a unit at the Alameda Islander and understand that I will not be eligible for relocation benefits.

Signature: x _____ Date: _____

Name: _____

Signature: x _____ Date: _____

Name: _____

Alameda Islander representative signature:

x _____

Date: _____

This agreement must be signed and dated prior to entering into an agreement and occupying a unit at the Alameda Islander.